164.0	0003	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,009,200 / 1,009,200
					USE VALUE:	1,009,200 / 1,009,200
					ASSESSED:	1,009,200 / 1,009,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		HARVARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAYER MAX A/TRUSTEE
Owner 2:	MAX A MAYER TRUST
Owner 3:	
Street 1:	38 HARVARD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAYER MAX A -
Owner 2:	-
Street 1:	38 HARVARD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Brick Veneer Exterior and 2667 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7800.000	546,300	5,100	457,800	1,009,200
Total Card	0.179	546,300	5,100	457,800	1,009,200
Total Parcel	0.179	546,300	5,100	457,800	1,009,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.47 /Parcel: 378.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108831

GIS Ref

GIS Ref

Insp Date 07/27/18

!12727!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 164.0-0003-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	546,300	5100	7,800.	457,800	1,009,200		Year end	12/23/2021
2021	101	FV	530,200	5100	7,800.	457,800	993,100		Year End Roll	12/10/2020
2020	101	FV	529,700	5100	7,800.	457,800	992,600	992,600	Year End Roll	12/18/2019
2019	101	FV	408,000	5100	7,800.	457,800	870,900	870,900	Year End Roll	1/3/2019
2018	101	FV	408,000	5100	7,800.	405,500	818,600	818,600	Year End Roll	12/20/2017
2017	101	FV	408,000	5100	7,800.	340,100	753,200	753,200	Year End Roll	1/3/2017
2016	101	FV	408,000	5100	7,800.	340,100	753,200	753,200	Year End	1/4/2016
2015	101	FV	379,400	5100	7,800.	294,300	678,800	678,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:27:35

LAST REV

Date	Time
08/15/18	08:46:47
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12727

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAYER MAX A,	69862-27		8/31/2017	Convenience	1	No	No		
LOVAS DANIEL/JU	51515-451		7/31/2008	Mult Lots	654,000	No	No		
FINK MARCIA A	49489-297		5/23/2007		649,900	No	No		
FINK MARCIA A	48903-321		1/26/2007	Family	1	No	No		
ANDERSON P JOHN	45176-199		5/13/2005		641,000	No	No		
	14316-416		6/1/1981		90,000	No	No	Y	

USER DEFINED

Prior Id # 1:	108831
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2006	184	Redo Kit	50,000			G8	GR FY08	2 REPL WNDWS

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	TTL REFUSAL	HS	Hanne S
3/13/2009	Inspected	189	PATRIOT
2/25/2009	Measured	189	PATRIOT
12/3/2008	MLS	MM	Mary M
7/12/2007	MLS	HC	Helen Chinal
12/20/2005	MLS	HC	Helen Chinal
12/7/1999	Meas/Inspect	263	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7800		Sq. Ft.	Site		0	70.	0.84	8									457,799						457,800	

Total AC/HA:	0.17906	Total SF/SM:	7800	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	457,799	Spl Credit		Total:	457,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.18735921
Const Adj.:	1.03968406
Adj $ / SQ:	166.655
Other Features:	92250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	572690
Depreciation:	26344
Depreciated Total:	546346

COMMENTS

SCUTTLE HOLE SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	

REMODELING

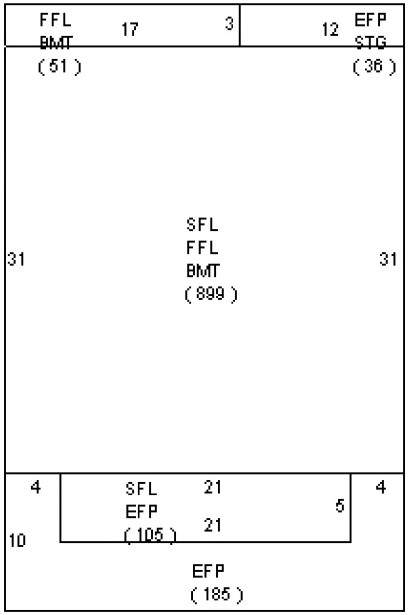
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M

Totals		
1	9	3

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	183.32
Special Features:	0	Val/Su Net:	167.27
Final Total:	546300	Val/Su SzAd	279.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,004	166.650	167,321
BMT	Basement	950	94.990	90,243
FFL	First Floor	950	166.650	158,322
EFP	Enclos Porch	326	36.990	12,058
STG	Storage	36	12.010	433

Net Sketched Area:	3,266	Total:	428,377

Size Ad	1954	Gross Area	3266	FinArea	2667

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0003-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1921	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100